

Staff Report



Zoning Case SUP07-10 (Mansfield Wells Gas Well Site)

Planning and Zoning Meeting Date: 11-14-2007

Document Being Considered: Specific Use Permit

RECOMMENDATION

Conduct public hearing and consider specific use permit.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Current Planning

The applicant is requesting a Specific Use Permit (SUP) on a 6.143-acre tract of land zoned "A" (Agricultural). The specific use permit is for a gas drilling and production operation.

Comprehensive Planning

The Specific Use Permit application is consistent with the strategies outlined for industrial uses in the 1992 Comprehensive Plan; however, the request is not consistent with the Southeast Sector Plan.

The Specific Use Permit complies with the Gas Drilling and Production Ordinance.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- (A) Case Information
- (B) Location Map
- (C) Aerial Map
- (D) Photos
- (E) Specific Use Permit Site Plan
- None

Under separate cover:

Available in the City Manager's office:

CITY COUNCIL DATE

December 18, 2007

STAFF CONTACT(S)

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Case Information



Applicant: Cliff Mycoskie with Mycoskie+McInnis+Associates

Property Owner: Janette Coker with Donald Mayfield et al.

Acreage: 6.143

Property Location: North of Mansfield Webb Road and east of Silo Road, with an approximate address of 7301 Silo Road

Sector Plan: Southeast

Council District: 3

Current Zoning: "A" (Agricultural)

Requested Zoning: Specific Use Permit (SUP) for gas drilling and production. Request was originally submitted as a "PD (Planned Development) for 'IM' (Industrial Manufacturing) specifically limited to high impact use gas drilling and production" with final development plan approval.

Application was amended to an SUP after adoption of the new Gas Drilling and Production Ordinance (October 23, 2007).

Allowable Uses: Gas drilling and production

Development History: The subject site is currently unplatted and is commonly known as Tract 1 of the R. M. Walsh Survey, A-1708.

Case No	Location	Request	Disposition
SUP06-03	North	SUP for a day care facility in the "A" zoning district	Approved

**Adjacent Zoning/
Land Use:**

Direction	Current Zoning	Current Land Use
North	"A"	Residential
East	"A"	Church and Day Care
South	"CS", "NS", "R", and "A"	Retail, Self Storage, and Residential
West	"R1"	Single Family Residential

Case Information



Comprehensive Plan Analysis:

The Southeast Sector Plan designates the subject site as LD-Low Density Single Family which provides for detached single family residential units with an average gross density of less than 7 units per acre. The appropriate zoning for this designation is "E" and "R" districts.

The 1992 Comprehensive Plan contains a number of strategies for industrial uses/developments including provide industrial development with direct access to commercial transportation facilities such as railroads; major trucking routes; and airports, and locate new industrial areas near a major arterial intersection with direct access to a major arterial or freeway.

The subject site is located at the intersection of Silo Road and Mansfield Webb Road, which is close to Eden Road and Collins Street, both major arterials. The site has easy and direct access to Interstate 360, a freeway located east of the proposed development.

Although the site meets the strategies outlined above for industrial uses in the 1992 Comprehensive Plan, the requested zoning is not in conformance with the Southeast Sector Plan.

Current Planning Analysis:

The applicant proposes to develop a gas drilling and production facility complying with all of the Gas Drilling and Production Ordinance requirements.

Transportation:

The proposed development plan has one point of access from Mansfield Webb Road.

Thoroughfare	Existing	Proposed
Mansfield Webb Road	60-ft, 2 lane country type	70-ft, 4 lane undivided

Traffic Impact:

The Road Repair Contract for the associated gas well site is required to mitigate any impacts to the street system during drilling phase. Upon completion of the drilling phase, traffic impacts to the adjacent road system will be minimal.

Water & Sewer:

Prior to permitting, an estimate total volume of the water usage, maximum flow rate, duration and time of filling shall be submitted to the Community Development and Planning Department for approval.

Drainage:

This property is located within the Bowman Branch drainage basin. No portion of the site is located within a FEMA designated floodplain and no significant drainage impacts are expected to result from development of this site, as long as the developer complies with all relevant city ordinances.

Case Information



Fire: Fire station number 16, located at 1503 Mansfield Webb Road, provides protection to this site. The estimated fire response time is 2.20 minutes, which is in keeping with recommended standards.

School District: Mansfield Independent School District

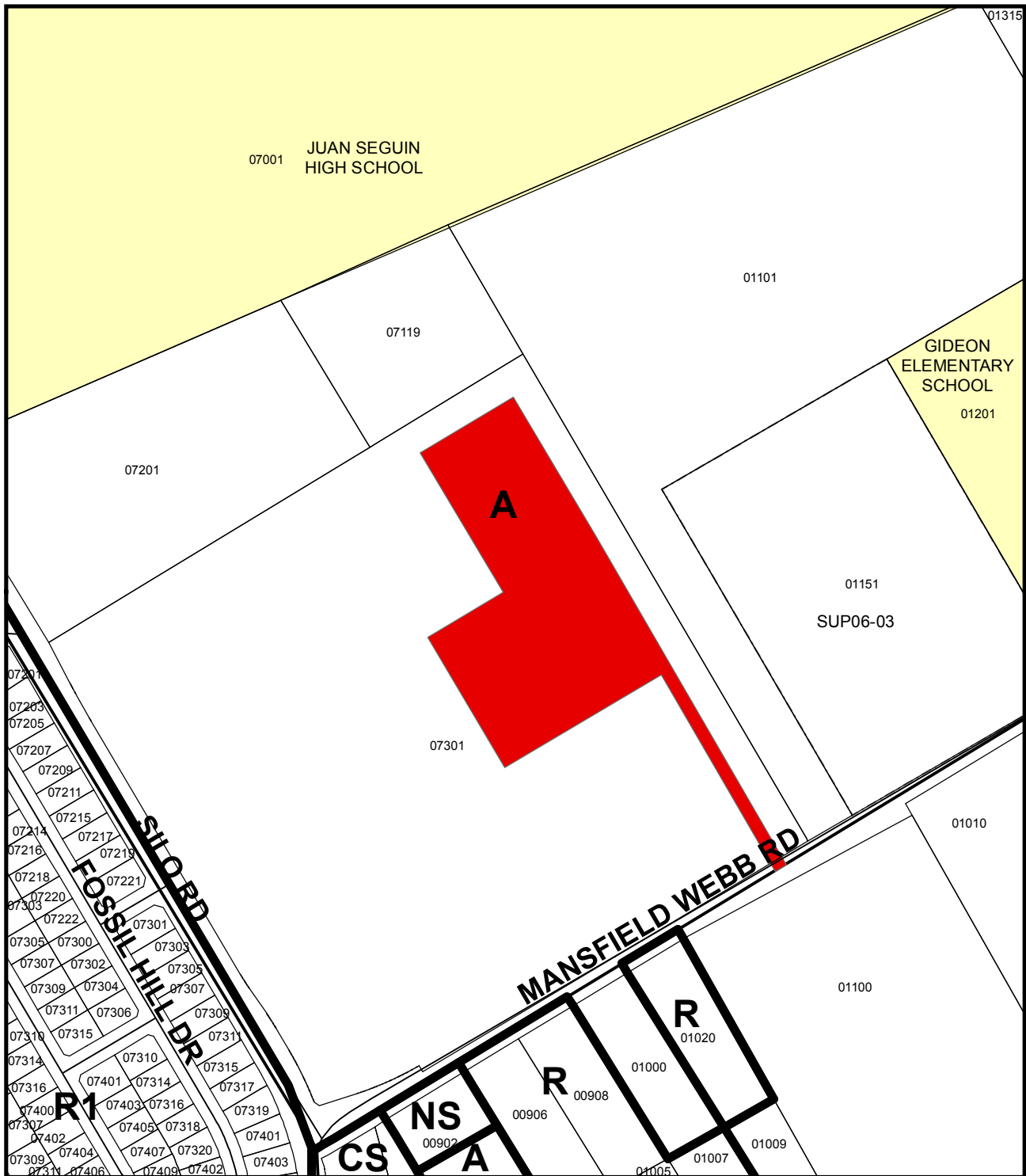
Elementary	Middle	High
Under Capacity	At Capacity	Under Capacity

Notices Sent:

Neighborhood
Associations:

Arlington Chamber of Commerce Downtown Development
Arlington Neighborhood Council
East Arlington Review
Far South Arlington Neighborhood Association
Lake Port Meadows HOA
Southeast Arlington Community Alliance
The Crossing at Ruidosa Ridge Neighborhood
WeCan (West Citizen Action Network)

Property Owners: 3
Letters of Support: 0
Letter of Opposition: 0



LOCATION MAP
SUP07-10

SPECIFIC USE PERMIT
FOR GAS DRILLING
6.143 ACRES

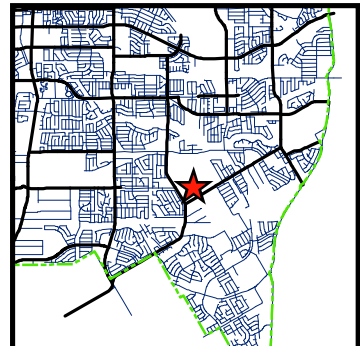
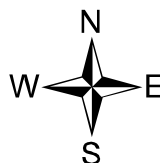
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**AERIAL MAP
SUP07-10**

**SPECIFIC USE PERMIT
FOR GAS DRILLING
6.143 ACRES**



SUP07-10
Specific Use Permit for Gas Drilling
North of Mansfield Webb Road and east of Silo Road



Comprehensive view of the site from south boundary. Property is currently vacant and undeveloped. View north.



Entrance to Webb Community Park, adjacent property across Mansfield Webb Road. View south.



East adjacent property, visible on left side of picture, is vacant. Pictured is church located 898 feet from well bore. View northeast.



East boundary of site is currently tree lined and separates site from view of school and church if allowed to remain. View northwest.



**MANSFIELD WELLS
PLANNED DEVELOPMENT**

7201 SILO ROAD
ARLINGTON, TEXAS

PROJECT TITLE:
**MANSFIELD WELLS
PLANNED DEVELOPMENT**

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mycoskie+mcinnis+associate
civil engineering surveying landscape architecture planning
200 east abram
arlington, texas 76010
817-469-1671
fax: 817-274-8757

PROJECT NUMBER: 2312-0-1
PROJECT MANAGER: C.MYSCOSKIE
DRAWN BY: J.SUMPTER
CHECKED BY: C.MYSCOSKIE
ISSUE DATE: 9/20/07

REV. DATE DESCRIP. 8'
SHEET CONTENT:
**AERIAL
EXHIBIT**

SHEET NO:



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ARLINGTON, TEXAS

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1 of 1

